

(CCR Title 25 §6202 )

Reporting Period 1/1/2016 - 12/1/2016

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

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**Jurisdiction** City of Dixon

**Reporting Period** 1/1/2016 - 12/1/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Unit	Second	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>							0	
No. of Units Permitted for <b>Above Moderate</b>	43						43	

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**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.						2015						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted												
	Non-deed restricted												
Low	Deed Restricted												-54
	Non-deed restricted							54				54	
Moderate	Deed Restricted												
	Non-deed restricted												
Above Moderate								43				43	-43
Total RHNA by COG. Enter allocation number:								97				97	-97
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1.1 Housing Rehabilitation	Loans to 3-5 units to rehab annually, Advertise program	Annual	The City did not facilitate any loans for 2016.
1.2.1 Code Enforcement	Continuing	Ongoing	Ongoing. The City maintains a full time code enforcement officer and a building inspector to manage all building code enforcement.
2.1.1 Condo Conversion Ordinance	Adopt ordinance	12/17	The City has not yet adopted a Condo Conversion Ordinance however it is being researched and it plans to have an ordinance in place within the year.
2.2.1 Preservation of Units	Monitor status, provide technical support	Annual	The City continues to annually monitor the 65 at-risk units.
3.1.1 Measure B Exemptions	Continuing, annually determine if units above cap should be granted	Continue to implement	Ongoing
3.2.1 Land Inventory	Continuing, monitor available sites	Annual	No formal inventory, however the Housing Element is current.
3.3.1 Housing Diversity	Prioritize Measure B allocations	Annual	Ongoing, to be applied as projects come before the City.
3.3.2 Custom Home Requirement	Implement 5% custom home requirement in new subdivisions	Annual	This is ongoing with all new subdivisions.
3.3.3 Residential Development Requirements	New developments of 50+ ac to include 5%+ of acreage for 20+ units/ac and 5%+ for 10+ units/ac	As projects come forward	As projects of this size come forward.
4.1.1 Special Needs Incentives	Encourage development of special needs housing	Annual	The City completed a 54 unit senior/special needs housing unit in 2016.
4.1.2 Senior Housing Program	Assist developers with providing senior housing options	Apply for funding 2017-18	The City completed a 54 unit senior/special needs housing unit in 2016.

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4.1.3 Residential Care Facilities	Amend the definition of family	12/17	Minor code amendment necessary to amend the definition of family.
4.1.4 Housing/Persons with Disabilities	Provide brochure	2017, update alternate years	Ongoing, review brochure annually.
4.1.5 Reasonable Accommodation	Develop and formalize a process for reasonable accommodation	Annual	The City shall provide appropriate information and issue building permits for individuals with disabilities.

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**General Comments:**

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4.1.6 Zoning Ord. Amendment, transitional/supportive housing	Permit in all R zones	Ongoing per Ord.	Ordinance 13-008 completed
4.1.7 Employee Housing Act	Amend zoning code to comply with Act	12/17	Family definition needs minor amendment. Agriculture zone district permits employee housing without limit on number.
4.1.8 Special Need Housing	Provide assistance	Annual	Ongoing, The City just recently completed a 107 unit apartment complex for special needs and the elderly.
4.1.9 Density Bonus	Adopt ordinance	Completed	As per Chapter 18.20A, Density Bonus of the Dixon Municipal Code
5.2.1 Affordable Housing Allotment	Allot unused Measure B allocation to affordable projects	Ongoing	Ongoing as per Ordinance 02-003 Measure B Growth Implementation Plan
5.3.1 Site rezoning program	Rezone site in SWDSP	Completed	Completed and Housing Element Certified, Ordinance 16-006 and Resolution 16-057
5.3.2 Large Lot Subdivisions	Facilitate SWDSP project	When developed	As per Program 5.3.1
5.3.3 Extremely Low Income HH	Assist in development of ELIHH units	Ongoing	Ongoing
5.4.1 Affordable Housing Assistance	Apply for State & Federal funding	Annual	Ongoing
5.4.2 Section 8 Assistance	Publicize Section 8 program	Annual	Ongoing
5.6.1 Large Family Unit Development	Pursue subsidies for 2+ developments per year	Annual	Ongoing
6.1.1 Regulatory Incentives and Financial Assistance	Assist average of 3 households annually thru 1st time homebuyer program	Annual	Ongoing, the city assisted in 1 loan in 2016.
6.1.2 Planning fee review	Periodic review and adjustment	Biannual	Needs to be completed, fees have not been updated since 2011.
6.2.1 Streamline processing	Help to streamline processing	As projects received	Ongoing, as projects come in.

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### Table C

### Program Implementation Status

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